

PUBLIC AUCTION

3 Bedroom 2 Bath Home on 3.74 Acres

Tractors, Trailers, Farm Equipment & Personal Property

Bradford County

Saturday, April 30, 2016 at 10:00 AM w/ Real Estate at 12:00 PM

Directions to Real Estate (181 Hicks Road, Troy, PA 16947, Springfield Twp): From Williamsport take 15 N to 14 N toward Troy for 36 mi, right on 6 E, left on Leona Road at Warner Tractor for 0.3 mi, right on Pisgah Road for 5.5 mi (turns into Wetona Rd), left on Hicks Road for 0.7 mi.

Directions to Auction (953 Maple Lane, Columbia Cross Roads, PA 16914): (Real Estate & Equipment being sold here): From Williamsport take 15 N to 14 N toward Troy for 36 mi, right on 6 E for 11 mi, left on Berwick Turnpike for 3.9 mi, left on Maple Lane for 0.6 mi to first property



Eat-in Kitchen 13 x 26

Laundry Room 7 x 13

Bedroom 12 x 13

Master Bath 12 x 15

Living Room 13 x 24

Bedroom 12 x 13

Master Bedroom 13 x 16

Full Bath

This 2007 Redman Champion double wide home offers 1,782 sq. ft. of living space with a gorgeous modern interior.

The home is beautifully situated in a flat open area backed by woods on 3.74 acres across from Mt. Pisgah Park State Game Lands, a hunter's paradise!! The house features an Eat-in Kitchen w/stainless steel appliances including built-in wall oven & microwave, side-by-side refrigerator, dishwasher & glass top cooktop, island w/bar area & double bowl sink, dining area & glass sliding doors to back deck; Living Room w/large coat closet; Laundry Room w/washer & dryer; Master Bedroom w/double closets; Master Bathroom w/double bowl vanity, soaking tub, glass shower & electric fireplace; 2 More Bedrooms each w/walk-in closets; & Full Bath. The home has propane heat w/central air, propane wall heater, on-site well & septic (new in 2007). The exterior of the home is maintenance free w/vinyl siding, composite shingle roof, composite decks & railings (10' x 35' front and 8' x 15' rear decks). The property also contains a 12' x 28' storage shed. ***Note: Property would make an ideal move-in residence or hunting cabin with abundant deer and turkey, located across from state game lands and close to Mt. Pisgah State Park Recreational Area with swimming, boating, fishing, hiking and more! Oil, gas, and mineral lease will transfer with the property.***

Taxes: \$1,644 **Open House:** Saturday, April 2, 9, 16 and 23 (1-3 pm) or anytime by appt. call 610-286-5183

Terms: 10% down day of sale; settlement on or before June 30, 2016 **Terms By:** Lonny C. & Dixie L. Horst



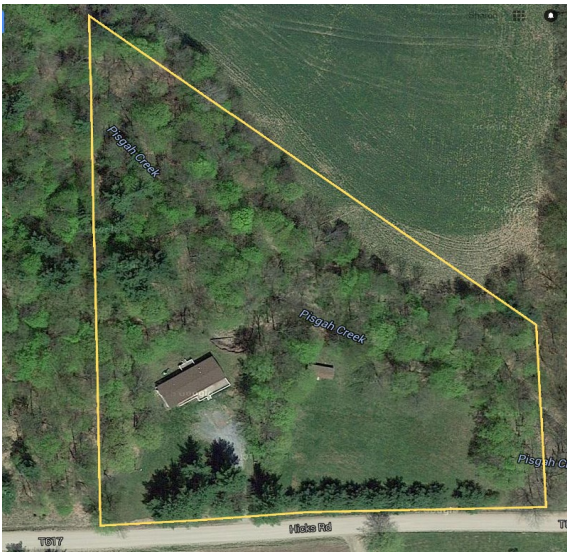
Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



Information is deemed correct but not guaranteed.



See separate brochure
for Tractors, Trailers,
Farm Equipment &
Personal Property
Listing.



PO Box 251, Morgantown, PA 19543

610-286-5183

www.horningfarmagency.com